

HISTORIC PRESERVATION COMMISSION
HEARING MINUTES

MARCH 11, 2010

Commissioners

Tim Daniel, Chairman

Scott Winnette, Vice Chairman

Timothy Wesolek

Robert Jones

Joshua Russin

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Aldermanic Representative

Michael O'Connor

Staff

Emily Paulus, Historic Preservation Planner

Nick Colonna, Comprehensive Planning

Scott Waxter, Assistant City Attorney

Shannon Albaugh, HPC Administrative Assistant

•I. Call to Order

Mr. Daniel called the meeting to order at 6:00 P.M. He stated that the technical qualifications of the Commission and the staff are on file with the City of Frederick and are made a part of each and every case before the Commission. He also noted that the Frederick City Historic Preservation Commission uses the Guidelines adopted by the Commission and the Secretary of the Interior's Standards for Rehabilitation published by the U. S. Department of the Interior, National Park Service, and these Guidelines are made a part of each and every case.

All cases were duly advertised in the Frederick News Post in accordance with Section 301 of the Land Management Code.

Announcements

There were no announcements from staff or the Commission.

II. Approval of Minutes

1. March 2, 2010 Hearing / Workshop Minutes

Motion: Scott Winnette moved to approve the March 2, 2010 Hearing minutes and the March 2, 2010 Workshop minutes as written.

Second: Joshua Russin

Vote: 5 - 0

- **II. HPC Business**

There was no HPC business.

IV. Consent Items

2. HPC10-30 **230 W. Patrick Street** **Way Station,**
Inc.

Remove brick pathways

Emily Paulus

Motion: Scott Winnette moved to approve the consent agenda.

Second: Timothy Wesolek

Vote: 5 - 0

•V. Cases to be Heard

3. HPC09-77

333 E. 3rd Street

Anna Eng

Replace garage door and garage roof

Emily Paulus

Presentation

Ms. Paulus entered the entire staff report into the record and stated that the applicant is seeking post-construction approval for the installation of a new roof and new doors on a one-story contributing garage in the historic district. A new metal overhead door at the north elevation, metal hollow entry door at the east elevation, and rolled asphalt roof were installed. According to photos submitted by the applicant, the original east elevation door was a five-panel wood door and the overhead door was wood paneled with glass lights in the upper half. According to the Sanborn maps, the concrete block garage was constructed between 1922 and 1930 and the original roof was standing seam metal.

Discussion

Brian Lim, representing the applicant, stated that he wanted the Commission to keep in mind that his company was brought into the project after the work was completed without HPC approval and they are willing to cooperate in any way possible.

Mr. Wesolek stated that he would like to see the applicant replace the garage door to make it look like it did originally with the windows across the top and the door being made of wood. He also stated that he was not as concerned about the side door.

Mr. Daniel stated that he agreed with Mr. Wesolek and added that the one aspect of the roofing that he thought would be appropriate to address would be covering the portion that is visible, mainly the rolled roofing that is curled under the fascia, with some sort of metal coping since that would be there if the roof were a standing seam metal.

Mr. Winnette stated that considering the Guidelines the Commission is working under which dictate replacement must match the material that had been removed, he wanted to encourage the Commission to ask the applicant to replace the door because they knew what was there before hand.

Mr. Daniel asked the applicant if he would be willing to amend the application to replace the garage door with a wooden door and the window configuration to match the existing, replace the side door with a wooden one and to install a fascia treatment to cover the rolled roofing that is exposed. Mr. Lim answered that he had no problem with that and he would work with staff to be sure they install the correct replacement materials.

Public Comment - There was no public comment.

Staff Recommendations

Staff recommends that the Commission deny the installation of a new metal overhead door at the north elevation, metal hollow entry door at the east elevation, and rolled asphalt roof because the alterations do not replicate the historic design, utilize materials that are incompatible with the historic district, and are inconsistent with the Commission's *Guidelines*.

Motion: **Scott Winnette moved to approve the installation of a garage door that is compatible with the previous door and a material in agreement with the Guidelines at the north elevation and the approval of a five panel wooden door with both the doors being coordinated with staff, as well as approve the rolled asphalt roof with the condition that coping be supplied on the edge that is visible.**

Second: **Joshua Russin**

Vote: **5 - 0**

4. HPC09-483

15-17 E. Patrick Street

Jeff Rajaski

Pave rear yard with asphalt

Emily Paulus

Presentation

Ms. Paulus entered the entire staff report into the record and stated that this application concerns a proposal to pave an existing grass yard measuring approximately 21 feet by 71 feet at the rear of the property with permeable asphalt for a parking lot.

Following the workshop, the applicant modified the proposal to include the following:

- A 2 foot wide planting strip along the eastern edge of the lot;
- A small tree box at the corner of space #5; and
- Paving the center aisle with turf pavers (i.e. grasscrete). The spaces themselves would remain permeable asphalt.

Discussion

Jeff Rajaski, the applicant, stated that based upon the last meeting he tried to make some modifications that would make it more of a green project and he thought what ended up happening made it more aesthetic as well.

Mr. Wesolek asked if there was going to be parking in space number 5. Mr. Rajaski answered that it will be paved with whatever material they will be using but it certainly won't be a large enough space for a car to fit in, although it could be a usable space for a motorcycle.

Mr. Winnette asked the applicant what his consideration of staff's suggestion to pave the entire lot with the turf pavers instead of using the asphalt. Mr. Rajaski answered

that he was open to any suggestions but one concern of his with having a lot of grass in the final plan is the fact that people go into the yard now and let their dogs use the yard as a bathroom.

Mr. Winnette asked the applicant what he thought about using pavers up to the tree instead of putting asphalt in front of the tree. Mr. Rajaski answered that was fine with him.

Mr. Daniel stated that regarding boxing in the tree the applicant may want to use something that does not require a lot of digging so as to not disturb the tree roots. Aldermen O'Conner suggested having the tree evaluated by the City Arborist to see what type of root structure it is likely to have so that they don't put the pavers or tree box in and have the tree roots disrupt the structure.

Public Comment - There was no public comment.

Staff Recommendations

Staff recommends that the Commission approve the proposal to pave an existing grass yard measuring approximately 21 feet by 71 feet at the rear of the property and to include the following:

- A 2 foot wide planting strip along the eastern edge of the lot;
- A small tree box at the corner of space #5; and
- Paving the entire lot (including the parking spaces) with turf pavers filled with grass.

Materials to be approved:

- Revised site plan, dated 3/1/10
- Catalogue cut sheet - Turf pavers (final selection to be submitted to staff for approval prior to purchase and installation)

Motion: **Scott Winnette moved to approve the proposal to pave the existing grass yard measuring approximately 21' by 70' at the rear of the property to include the following:**

- **A 2 foot wide planting strip along the eastern edge of the lot;**
- **A small tree box at the corner of space #5 to be discussed with the City Arborist about what size tree box;**
- **The space also be completed with the turf pavers that have been included in the materials list;**
- **To pave the lot including spaces 1, 2, 3, 6 and 7 with permeable asphalt;**
- **The driveway aisle be paved with the turf pavers.**

With the materials to be approved being:

- **Revised site plan, dated 3/11/2010**
- **Catalogue cut sheet - Turf pavers (final selection to be submitted to staff for approval prior to purchase and installation)**

Second: **Timothy Wesolek**

Vote: **4 - 1, Robert Jones opposed**

The meeting was adjourned at 6:34 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant